

# THE LONG & FOSTER MARKET MINUTE™

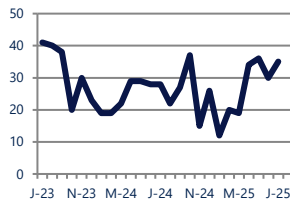
FOCUS ON: **ASHLAND AND SPRINGDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 08003

## Units Sold

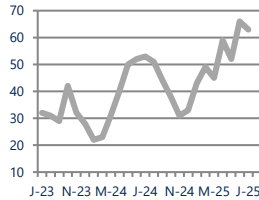
35



**Up 25%**  
Vs. Year Ago

## Active Inventory

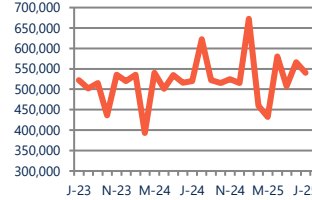
63



**Up 19%**  
Vs. Year Ago

## Median Sale Price

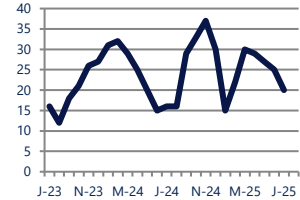
\$540,000



**Up 4%**  
Vs. Year Ago

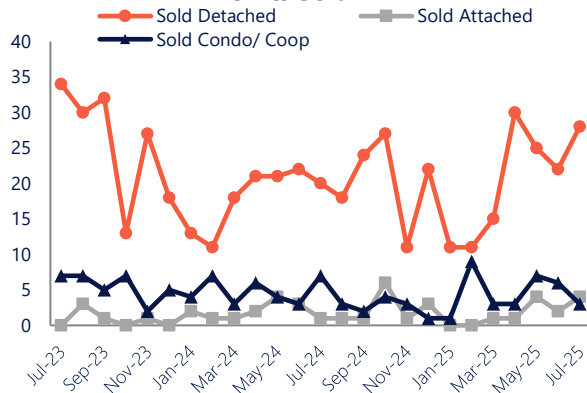
## Days On Market

20



**Up 25%**  
Vs. Year Ago

### Units Sold\*



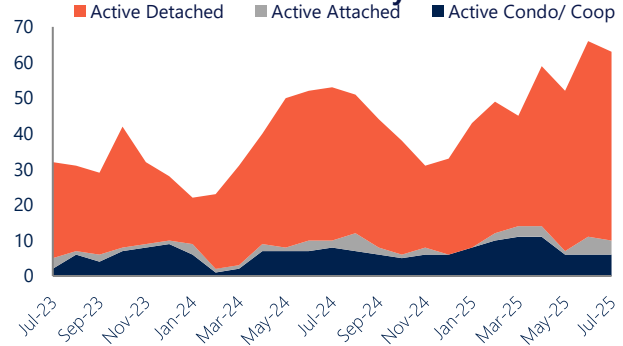
## Units Sold

There was an increase in total units sold in July, with 35 sold this month in Ashland and Springdale versus 30 last month, an increase of 17%. This month's total units sold was higher than at this time last year, an increase of 25% versus July 2024.

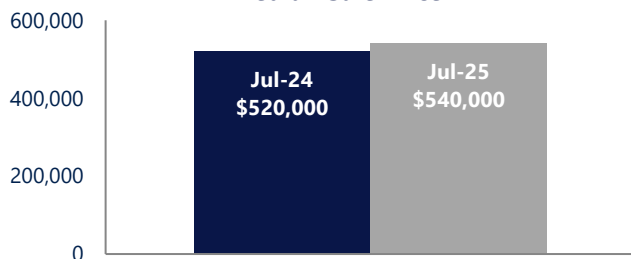
## Active Inventory

Versus last year, the total number of homes available this month is higher by 10 units or 19%. The total number of active inventory this July was 63 compared to 53 in July 2024. This month's total of 63 is lower than the previous month's total supply of available inventory of 66, a decrease of 5%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last July, the median sale price for Ashland and Springdale Homes was \$520,000. This July, the median sale price was \$540,000, an increase of 4% or \$20,000 compared to last year. The current median sold price is 5% lower than in June.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Ashland and Springdale are defined as properties listed in zip code/s 08003.

\*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

**LONG & FOSTER**  
REAL ESTATE



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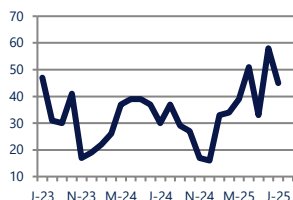
FOCUS ON: **ASHLAND AND SPRINGDALE HOUSING MARKET**

JULY 2025

Zip Code(s): 08003

## New Listings

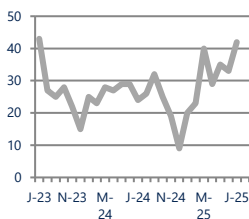
45



**Up 50%**  
Vs. Year Ago

## Current Contracts

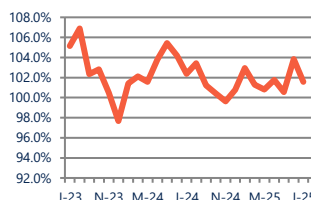
42



**Up 75%**  
Vs. Year Ago

## Sold Vs. List Price

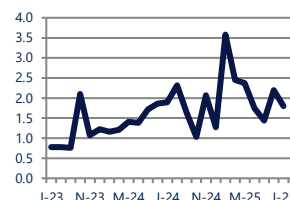
101.6%



**Down -0.8%**  
Vs. Year Ago

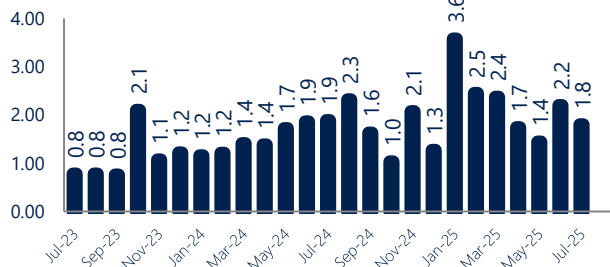
## Months of Supply

1.8



**No Change**  
Vs. Year Ago

## Months Of Supply



## Months of Supply

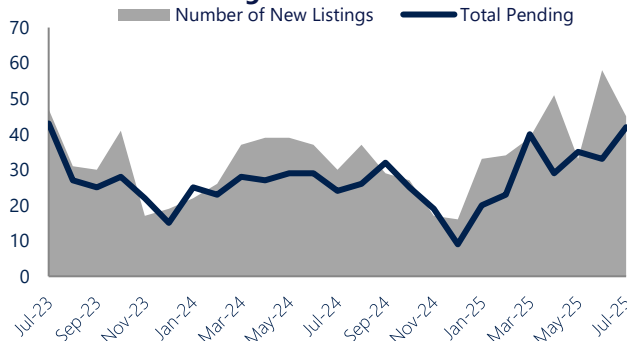
In July, there was 1.8 months of supply available in Ashland and Springdale. The amount of supply is similar compared to a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

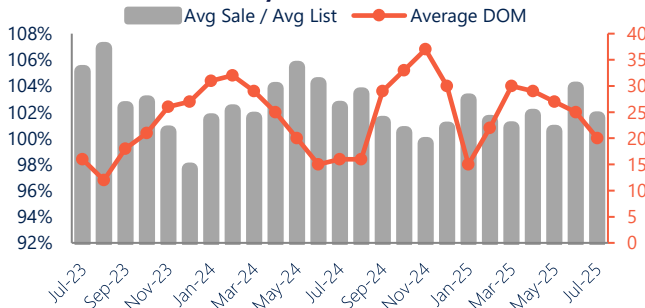
## New Listings & Current Contracts

This month there were 45 homes newly listed for sale in Ashland and Springdale compared to 30 in July 2024, an increase of 50%. There were 42 current contracts pending sale this July compared to 24 a year ago. The number of current contracts is 75% higher than last July.

## New Listings & Current Contracts



## Sale Price/ List Price & DOM



## Sale Price to List Price Ratio

In July, the average sale price in Ashland and Springdale was 101.6% of the average list price, which is 0.8% lower than at this time last year.

## Days On Market

This month, the average number of days on market was 20, higher than the average last year, which was 16, an increase of 25%.

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